

**OPERATIONS, MAINTENANCE & CONSTRUCTION MANAGEMENT COMMITTEE
ST CHARLES PARISH PROPOSED PROJECT UPDATE MEETING
MONDAY, AUGUST 24, 2009 (5:30 p.m.)**

**THE FOLLOWING IS A LIST OF PROPOSED PROJECTS OUTSIDE OF DRAINAGE, SEWERAGE AND WATER
MAJOR PROJECT AREAS.**

**COMMUNITY CENTER
E.O.C. BUILDING
PARISH SIGNS
BOAT LAUNCHES
THIRD FLOOR DEMOLITION & RENOVATION
DRIVER LICENSE BUREAU
PUBLIC WORKS WEST BANK YARD
OLD EAST BANK LIBRARY**

**OPERATIONS, MAINTENANCE & CONSTRUCTION MANAGEMENT
COMMITTEE**

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PROJECT: Community Center

WHY?

Long Term Goals: To create responsible, accessible and responsive government that has sound financial and administrative practices.

To develop a comprehensive parks and recreation program that provides an array of services for all citizens.

To promote a parish that is safe, environmentally conscious and provides cultural and aesthetic enjoyments.

St. Charles Parish has been allocated \$4.8M in Gustav/Ike Disaster Recovery CDBG funding and must submit an application to the Louisiana Recovery Authority (LRA) for the funding. After review of the CDBG regulations and eligibility criteria and much discussion, the Parish Administration is proposing to apply for the construction of a new community center using the funding. A new community center would meet the CDBG regulations and eligibility requirements, fulfill several of the Parish's current infrastructure needs, and provide numerous benefits to the residents of the Parish by relocating the services of the Department of Parks and Recreation and RSVP to a central location within the Parish, as well as by providing supplemental office/meeting space on the West Bank of the Parish for selected Department of Community Services programs that are currently provided only on the East Bank. Relocating the Recreation Department from its current location at 171 Keller Street in Hahnville to the new community center will save the Parish \$21,000 per year in rent, which could be used to help cover the operating costs of the new facility. The Recreation Department would be responsible the operation of the facility.

The community center will include a large parking area, a much needed gymnasium, offices, a kitchen, a concession stand, restrooms and shower facilities, storage areas, as well as large meeting spaces available for use by various public groups in the Parish, such as Boy Scout and Girl Scout groups. The facility will also provide ample meeting space for the Parish government, which is lacking in present Parish government facilities. Parish functions for the public, many of which are currently held in rented facilities, could be held in the community center thereby saving taxpayer funds.

The new facility will alleviate many shortcomings experienced pre- and post-Hurricanes Gustav and Ike due to lack of suitable Parish infrastructure. The air conditioned community center will be a much more appropriate location to perform the assisted evacuations of residents without transportation and special needs residents, instead of performing the activity at the West Bank Bridge Park in the heat as was done for Hurricane Gustav. The facility would be built to withstand 150 mph winds and could house employees who remain in the Parish during the storm with adequate space for sleeping, as well as kitchen and restroom and shower facilities. It could also serve as a shelter for returning residents who

are unable to immediately return to their homes. Other post-hurricane recovery services, such as commodities distributions and a phone center for residents to make FEMA inquiries, could be coordinated out of the facility as opposed to being coordinated out of the space limited Department of Community Services building as was done for Hurricane Gustav.

WHAT?

The construction of a new community center using \$4.8M in Hurricane Gustav/Ike Disaster Recovery CDBG funding allocated to the Parish.

WHO?

The following parties will be involved with this project:

- Parish Council
- Parish Administration
- Departments of Parks and Recreation, Community Services, RSVP, Grants Office, and other Parish departments as needed
- Administrative Services Consultant
- Citizens
- Public groups interested in using the facility meeting spaces
- Architectural/engineering firm
- The Louisiana Recovery Authority
- Construction Contractor

WHERE?

The proposed community center would be built on vacant Parish owned land on Sugarland Road in Luling.

WHEN?

Construction could begin as early as mid-2010.

Next Steps:

- Council approval of the Administration's selection of the Administrative Services Consultant in accordance with CDBG procurement regulations
- 2010 budget authorization
- Fulfill CDBG requirements, completion, & submission of application for funding, and secure approval for funding for the project from the LRA
- Advertise Request for Qualifications for architectural/engineering firm, open & evaluate responses, and recommend firm to Council for approval in accordance with CDBG procurement regulations
- Meet with all parties involved and architect/engineer to begin designing the facility
- Complete plans and specifications
- Advertise Request for Bids, open & review bids, and submit construction contract for Council approval in accordance with CDBG procurement regulations
- Complete construction and relocate services

- Monitoring and close out of grant

ESTIMATED COST:

The following cost estimate is based on the 24,536 s.f. community center in Morganton, North Carolina. The facility would be built with hurricane shelter type construction, include a gymnasium with a capacity for at least 1,000 spectators, and require a parking lot with 295 parking spaces.

Disaster Recovery CDBG Funding	\$4,809,266
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Building Construction	\$3,189,680	
Parking Lot (concrete)	613,600	
Architectural/Engineering Fees	247,213	
Administrative Consultant Fees	<u>230,800</u>	
Total Estimated Cost		<u>\$4,281,293</u>

Remaining funding for Design Modifications (Increased Capacity) or Contingency Purposes	<u>\$ 527,973</u>
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\$130 a square foot.

*used as an example to make
sure we were in the ballpark -*

*Stereotypical
example -*

[illegible]

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MONDAY, AUGUST 24, 2009 (5:30 P.M.)**

PROJECT: Construction of a new Emergency Operations Center (EOC)

WHY?

Long Term Goals:

- To promote a parish that is safe, environmentally conscious and provides cultural and aesthetic enjoyments.
- To develop a work place that attracts and retains committed, self-directed and creative team members as its workforce.

The EOC commissioned "Architects Design Group" to complete a "Spatial Needs Assessment and Site Selection" for a new EOC for St. Charles Parish. According to ADG's report, the current St. Charles Parish EOC is "not [an] effective work area." The primary concerns listed are: the functional nature of the facility, long-term survivability, inefficient and inadequate space size/configuration, inappropriate technology level, flood-prone location in Courthouse, and the lack of redundancy present to keep the EOC functional under any and all conditions.

WHAT?

ADG proposes a new EOC with the following redundant facility systems:

- dual emergency generators capable of providing 100% of the facility's electrical demands,
- plug-in generator capability for the use of portable emergency generators,
- water storage facilities,
- a built-in receptive water intake system,
- a redundant sanitary sewer system and secondary system,
- large sewer holding tanks incorporated into the facility,
- a communication tower and secondary tie-down and/or fold-down tower.

WHO?

The following groups are assisting with this project:

- St. Charles Parish Administration and Council
- Architects Design Group, Inc., based in Fort Myers, Florida
- Duplantis Design Group (DDG), Inc., based in Thibodaux, LA.
- EOC
- Grants Office

WHERE?

The aforementioned study considered five locations for the placement of the EOC. This information, combined with extensive follow-up by EOC personnel, concludes that the best course of action for placement of the EOC is the "Landry Alternative School Site."

A preliminary plan for the "old EOC" includes maintaining a few back-up systems for the EOC and the relocation of the Parish's IT Department.

WHEN?

Due to economy fluctuations, project costs have dropped over the past six months as component, labor, and material costs have fallen. ADG believes new construction should begin within the next "six to ten months." This conclusion was reached in a report submitted on April 17th, 2009, meaning that an ideal new construction time would be between the months of October 2009 and February 2010.

Next Steps:

- Acquire land from School Board
- Approval of contract award to DDG
- Programming Phase – 2 Weeks
- Schematic Phase – 4-6 Weeks
- Design Development Phase – 6-8 Weeks
- Construction Documents – 8-12 Weeks
- Bidding/Negotiating – 6-8 Weeks
- Construction Administration (365 Days)

ESTIMATED COST?

- Approx. 13,000 ft² at estimated cost of \$300.00/ft²
- Total: \$3.9 Million
- Current funding:
- Capital Outlay \$ 945,600
- Grant \$ 750,000
- Disaster Rec-Katrina/Rita (possible) \$1,052,948
- Total EOC Funding \$2,748,548
- Remainder from? (\$1,151,452)



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PROJECT: Signs – Introducing St. Charles Parish

WHY?

Long Term Goal: To promote a parish that is safe, environmentally conscious and provides culturally and aesthetically pleasing enjoyments.

As you enter St. Charles Parish from the eleven roadways there is a need for signs which are attractive and identify the parish.

WHAT?

Attractive signs introducing “St. Charles Parish”

WHO?

The following groups are assisting with this project:

- Regional Planning Commission
- Greg Cantrell, Inc. Land Design Group
- State Dept. of Transportation

WHERE?

- Along each state road (9) upon entering St. Charles Parish.
- The exits (2) from I310 to both the east and west bank River Roads.

WHEN?

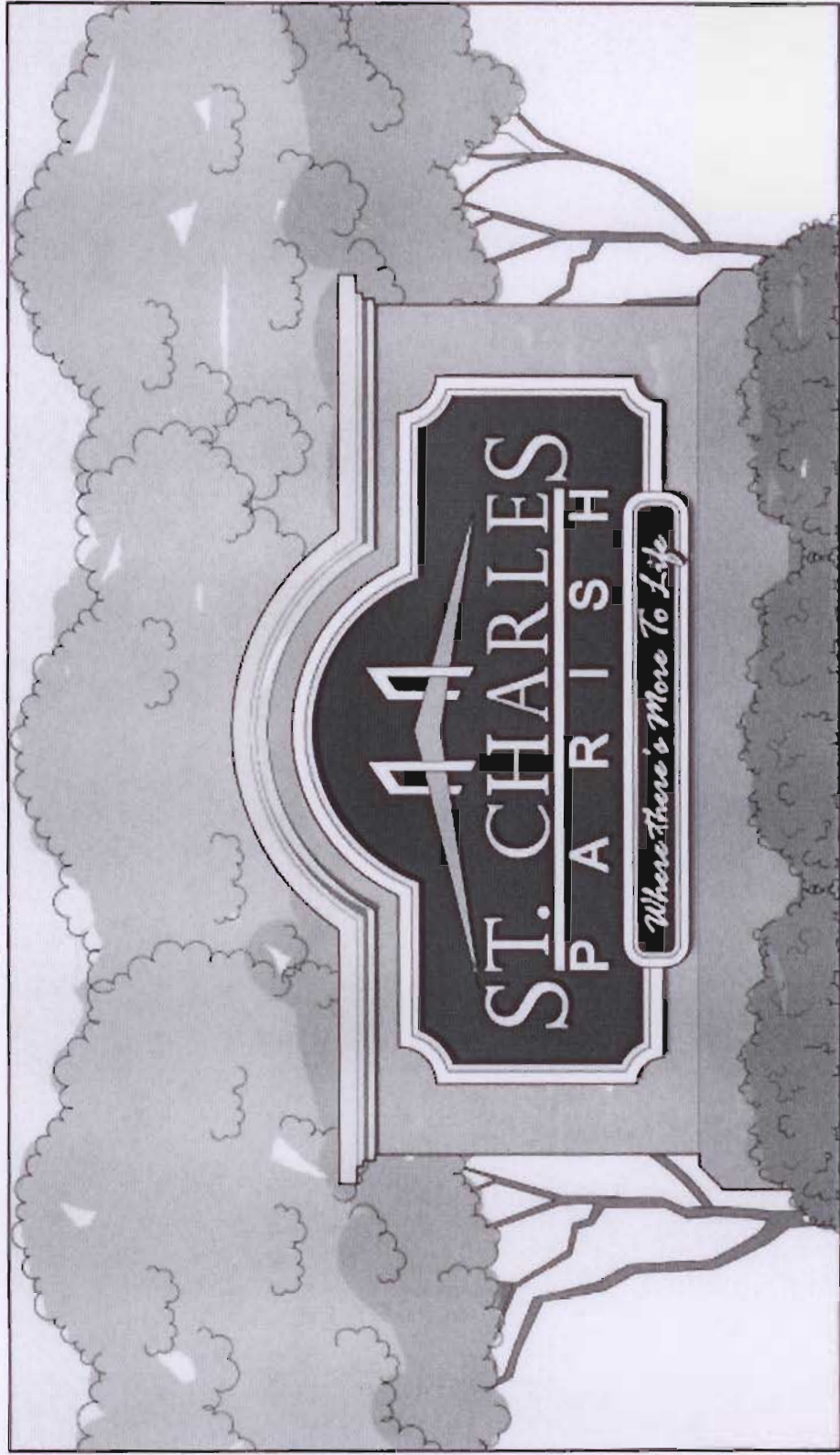
Fiscal year 2010

Next Steps:

- Present to Council
- Present to Beautification committees
- Bid Document Prepared
- Seek grant funding
- DOTD final approval

ESTIMATED COST?

- 80/20 – Cost Share
- \$25,550 – Parish Cost



GATEWAY MONUMENT SIGN

East Bank & West Bank I-310 Offramps



MONUMENT SIGN

Hwy. 90 at Lafourche & Jefferson, Hwy. 61 at Jefferson



HIGHWAY SIGN

River Road Entrances & Hwy. 3127 at St. John (Small)

Hwy. 61 at St. John (Large)

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PROJECT: BOAT LAUNCH HWY 90 LULING AND WPA ROAD-DES ALLEMANDS

WHY: PROVIDE ACCESS TO FISHING AND HUNTING LAND ON THE WEST BANK

LONG TERM GOALS: TO DEVELOP A COMPREHENSIVE PARKS AND RECREATION PROGRAM THAT PROVIDES AND ARRAY OF SERVICES FOR ALL CITIZENS

1. We will seek grants from the Wallop-Breaux Fund to design, construct and maintain a 12 acres site on Hwy 90. The site is to include 5 back down ramps, parking for 186 trucks/boats, 161 cars, 2 pavilions and stages, a bait shop, 3 restrooms, 920 foot dock and all turning lanes on Hwy 90.
2. We will also seek funding from local industries, businesses and the general fund to design, construct and maintain a boat launch in Des Allemands on 2 ½ acres of donated land at 1 mile from the existing launch under the bridge. The Launch is to include 4 back down ramps, 40 parking places for truck/trailers and 20 cars.

WHO:

The following parties will be involved with this project:

- Parish Administration
- Parish Council
- Department of Parks and Recreation
- Grants Officer
- Architectural/Engineering Firms
- LA Wildlife and Fisheries
- Corps of Engineers

WHERE:

Boat Launch #1-Hwy 90-Luling, Near Davis Diversion

Boat Launch #2-Des Allemands-1 mile from existing launch (WPA Road)

WHEN:

Boat Launch #1-ASAP

Boat Launch #2-As funding becomes available

NEXT STEPS:

- Council approval of the two projects
- Submit Wallop-Breaux Grant application for funding
- Meet with all parties; Architect/Engineer to begin designing the project
- Complete plans and specifications
- Advertise for bids
- Award contract
- Begins construction
- Monitor and close out grant

ESTIMATED COST:

- Boat Launch #1-\$2 million
- Boat Launch #2-\$1.5 million

~13 acres

186 Truck/Boat Parking

161 Car Parking

2 Pavilions + Stage & Boat Shop

3 restrooms

920' dock/fishing

* Must add 2 turn lanes and
Signal on Hwy 90.

Traffic
Signal

US 90

Emergency/Alternate Ex. (?)

Recreation/
Vendor (?) Area

Recreation/
Vendor (?) Area

Sand
Utility Ball
Carts

1864th
Boat/Truck
Parking

Boat/Truck
Parking

Boat/Truck
Parking

- * Slight redesign or additional property could be used as campground-marina.
- * All parking, dock and pavilions will be lighted
- * Docks are ADA Compliant
- * Impassments not shown:
 - Lighting
 - Landscaping
 - Signage
 - Single Table Pavilions
 - Benches
 - Playground Equipment

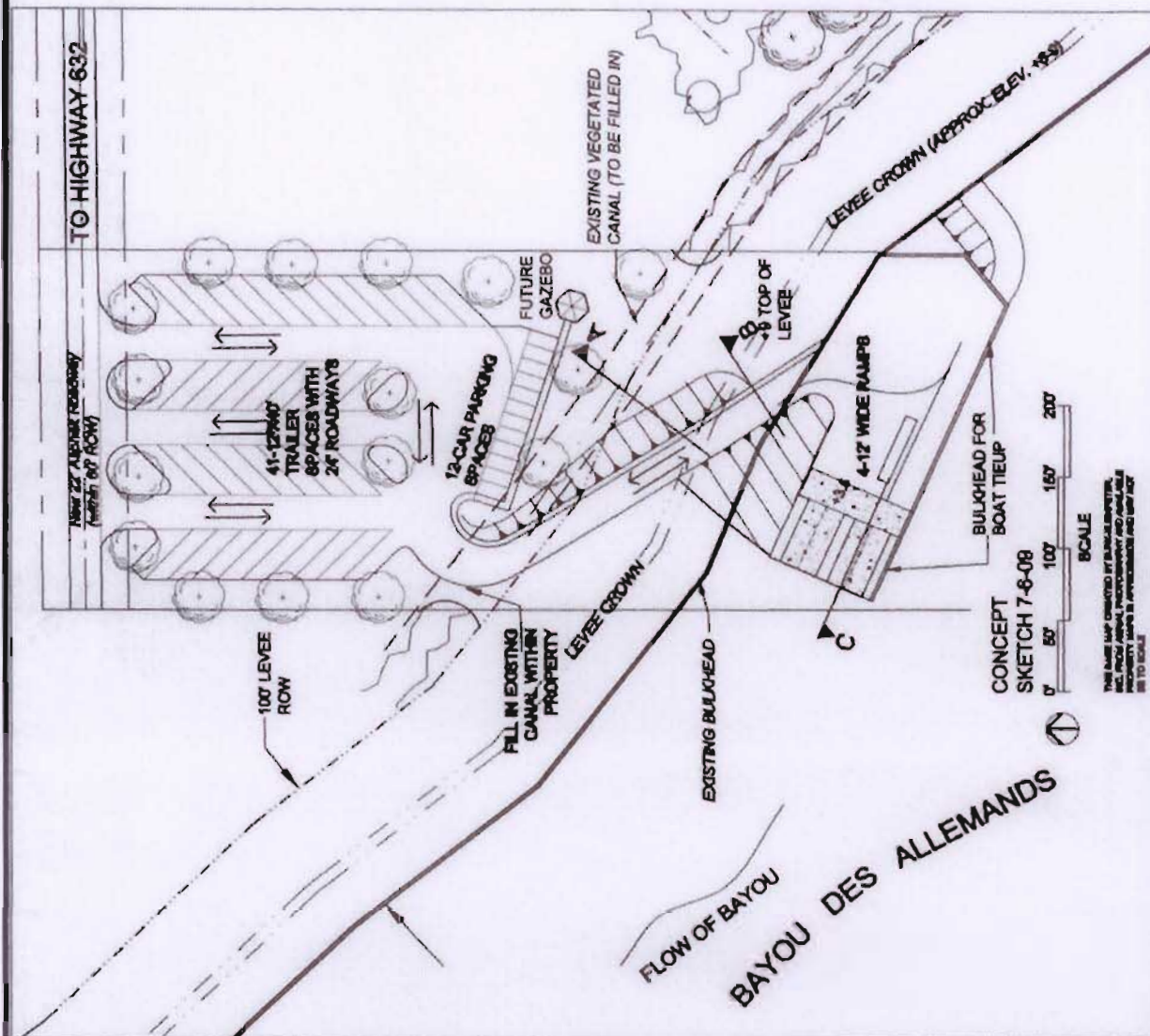
Boat/Truck/Car (?) Stand

With Boat Ramp



Pier 90

Davis Pond Freshwater Diversion

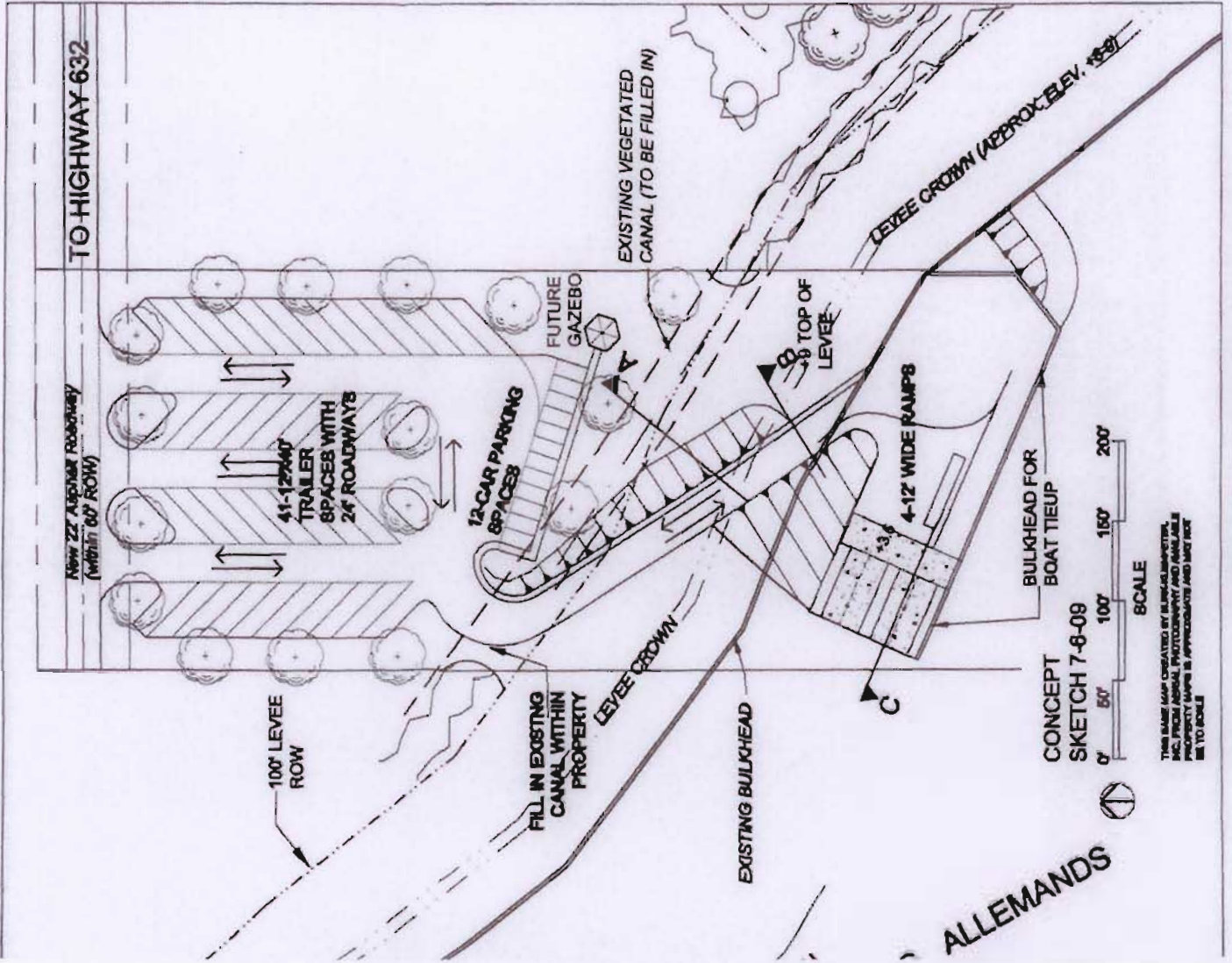


DES ALLEMANDS BOAT LAUNCH CONCEPT PLAN St. Charles Parish, Louisiana

BURK-KLEINPETER, INC.

ENGINEERS, ARCHITECTS, PLANNERS, ENVIRONMENTAL SCIENTISTS
 1001 PINE STREET, SUITE 100, NEW ORLEANS, LA 70119-0087 (504) 486-5901

JULY 2009 BK1 8956-06





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PROJECT: Relocation of Driver License Bureau

WHY?

The state Driver's License Bureau office is presently located in the Hahnville Court House. There is a need to relocate the Bureau because:

- There is inadequate space in the present location
- It is appropriate to provide adequate Court House security

WHAT?

Relocate the Driver License Bureau at a location that will continue to service the needs of St. Charles Parish residents.

WHO?

The following groups are assisting with this project:

- State Drivers License Bureau
- Local Drivers License Bureau office

WHERE?

Parish government property

WHEN?

Remainder of 2009 and beginning fiscal year 2010

ESTIMATED COST?

Approximately \$100,000



OPERATIONS, MAINTENANCE & CONSTRUCTION MANAGEMENT COMMITTEE

ST CHARLES PARISH PROPOSED PROJECT UPDATE MEETING

8/24

PROJECT: Relocation of the W/B Public Works Yard

WHY?

The Public Works W/B yard shop area and equipment storage yard is located at the site of the water plant. The yard's shop and office areas are located adjacent existing water storage tanks.

There is a need for Waterworks to increase drinking water storage capacity. In order to install a new storage tank, the current P/W shop office and equipment yard must be relocated.

WHAT?

Purchase of land and construction of a new shop area and construction yard area.

WHO?

W/B Roads and drainage crews and shop mechanics. The new shop area would be the central reporting area for workers. The assistant superintendent and clerical support would be located at the shop area. Equipment mechanics and warehouse stores would work out of the shop area.

The pump station/drainage crew would relocate from the Barton/Davis pump station site. The large equipment would be relocated. This relocation would be well received by residents of the Barton and Davis area as the movement of equipment blocks the movement of school buses and increases residential road damage.

WHERE?

We have been working with Corey Fauchaux determining potential locations for relocation of the W/B yard. Our search criteria has been focused on selecting proper zoning, non-flood prone areas/ high elevations, location to major roads, and cost. Areas considered thus far are properties adjacent to Davis diversion, Highway 90, Old Spanish Trail, highway 3160, River

Road, and the Killona area. The higher elevation areas are along River Road, hwy 3160, and the Killona area.

WHEN?

Purchase of land as soon as possible and Construction in 2010.

Purchase of land and construction of the shop in 2010. Relocation of the W/B yard is a greater priority than relocating the Public Works office and staff.

- Maintaining productivity of shop mechanics is a priority. Once the equipment yard is relocated and tank construction starts, there will be limited parking for equipment. In general, the work area will be confined to inside the shop building.
- The assistant supervisor and yard secretary will have to relocate to a trailer away from the shop area. Work order and meeting place for workers would have to be in one of the shop bay areas, thus limiting the area for equipment repairs.
- No office space for interface with residents should they stop by to ask a question.
- Limited space for fueling of equipment for all Parish departments.

Next Steps:

- Budget authorization
- Purchase of land
- Design of shop building to include equipment repair bays, limited office space, showers, restrooms, lunchroom to include provision for emergency response for hurricane recovery, and backup generator power.
- Fenced area for roads and drainage equipment
- Lay-down area for storing culverts, large quantities of sand bags, large quantities of sand, smaller quantities of limestone, and other needed materials for hurricane preparedness.

Cost Estimate: \$932,416

The above cost estimate does not include the cost of additional office space for two clerks and two assistant supervisors.

Land- 7 acres



OPERATIONS, MAINTENANCE & CONSTRUCTION MANAGEMENT COMMITTEE

ST CHARLES PARISH PROPOSED PROJECT UPDATE MEETING

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PROJECT: Relocation of the W/B Public Works, Wastewater, and Contracts offices to the vacated E/B Library building.

WHY?

There is a need for Waterworks to increase drinking water storage capacity. In order to install a new storage tank, the current Public Works shop office and equipment yard must be relocated. As part of the move to totally relocate Public Works from the Waterworks plant property, there is a need to relocate the Public Works office. The current office does not have adequate office space and parking area. Overflow parking is overcrowding the waterworks parking area limiting the parking spaces for their workers. Additionally, when residents and visitors visit the Public Works office, they often have difficulty finding a parking space.

The existing Public Works office would become office space for Waterworks staff and supervisors. Some workers are currently using temporary office space in the plant operational area.

The Community Service Department would expand into the vacated Public Works office space in the Allen Arterberry Building.

WHAT?

Renovation and relocation of Public Works, Wastewater, and Contracts offices to the E/B Library.

WHO?

- Relocation of Public Works management, engineering, accounting, and clerical staff.
- Relocation of Wastewater management and clerical staff.
- Relocation of Contracts management and clerical staff.

WHERE?

Relocation to vacant E/B Library

WHEN?

First part of 2010

(Use of the vacated E/B library saves the cost of building a new office at the location of the new West Bank yard site. Relocation to the E/B Library is not a higher priority than relocation of the yard. The need to expand the W/B Water Plant tank storage capacity is the justification for moving the yard, shop, and Public Works office. Moving Public Works and Wastewater offices without moving the yard may have an impact on productivity and does not meet the goal of increasing tank storage capacity and making available space to increase (future) warehouse storage .)

Next Steps:

- Determine best use of the Library
- Budget authorization
- Renovation of the Library to include free standing walled work space, showers, restrooms, lunchroom to include provision for emergency response for hurricane recovery, backup generator, Telemetry control station and emergency response area, engineering area, and conference room space (existing).

Estimated Cost: \$537,967



OPERATIONS, MAINTENANCE & CONSTRUCTION MANAGEMENT COMMITTEE
ST CHARLES PARISH PROPOSED PROJECT UPDATE MEETING

8/24/2009

PROJECT: Third Floor Jail Demolition and Renovations of Parish Courthouse

WHY? Long Term Goal: To develop a work place that attracts and retains committed self-directed and creative team members as its workforce.

The third floor has approximately 19,000 square feet of prime office space that is currently being used primarily as storage space. This project will convert the Jail and exercise yard into office space and address the needs of the Offices located in the Parish Courthouse.

WHAT? Phase I - Demolition of approximately 10,000 square feet of abandoned Jail area.
Phase II - Renovation of approximately 10,000 square feet of office space.
Phase III - Renovation of approximately 9,000 square feet of office space.

WHO? Preliminary Plans call for the renovated space to accommodate the Council Office, including Council Records, the Parish President's Office, Purchasing, Personnel, Finance, and Public Information. Also certain areas used by the Sheriff's Office would be renovated to provide better utilization of the existing space. This work will also free up space on the first floor for the expansion of the Clerk of Courts Office, which has been requested by Mr. Oubre for many years. On the second floor area will be available to accommodate the needs of the Judicial System, including the District Attorneys Office and the Judges Offices.

WHERE? St. Charles Parish Courthouse

WHEN? It is anticipated that the Phase I demolition project will be ready to go out for bid in late September 2009. Work is expected to take sixty days and be complete by the end of January 2010. Phase II would be expected to go to bid in March 2010.

Next Steps: Advertise the demolition project for bids in late September and present to the Parish Council for approval in November 2009.

Estimated Cost: Demolition: \$150,000.00

Renovations: \$4 to 5 million dollars over the next three budget years.

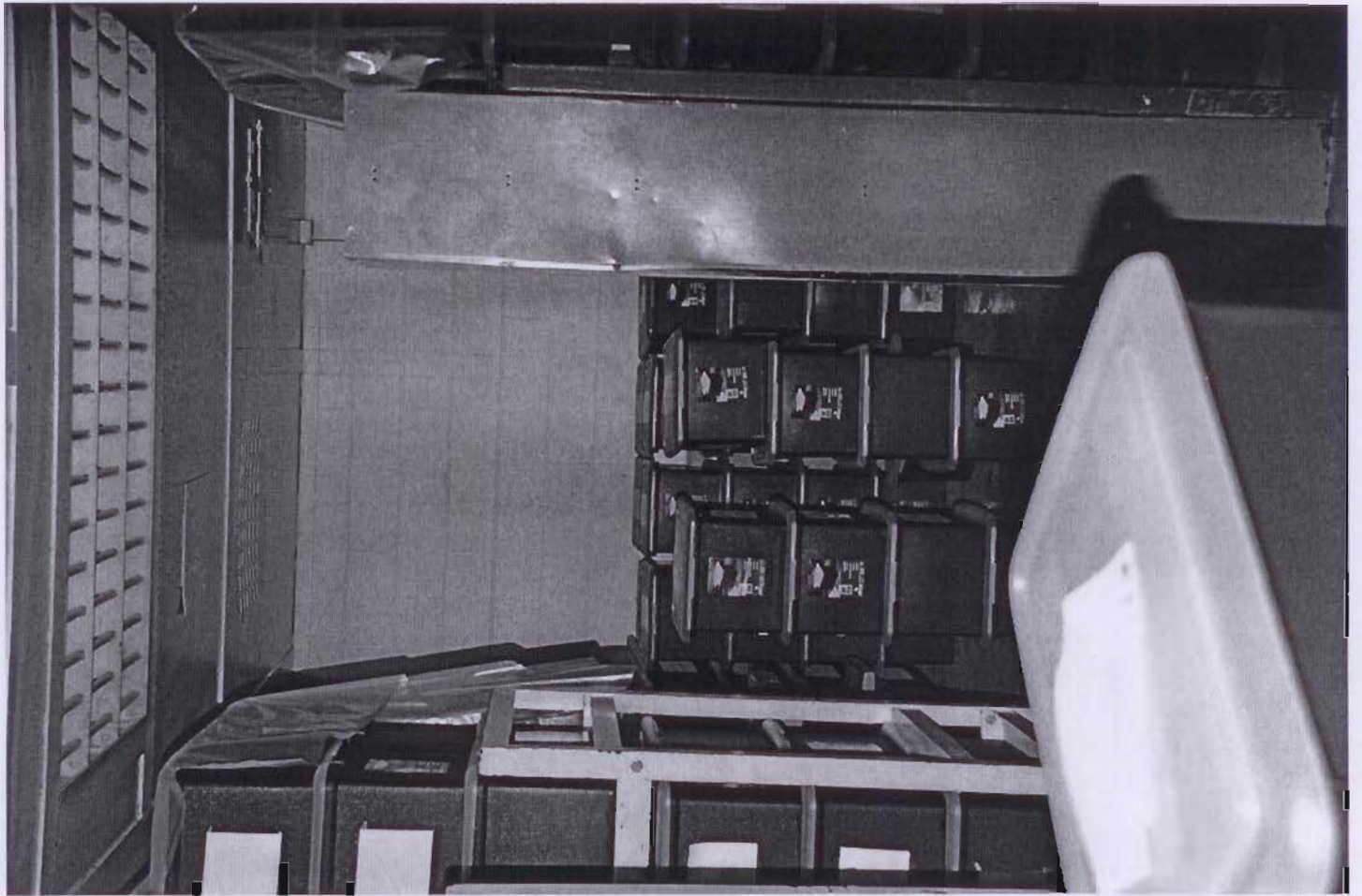
\$1,980,000.00 is budgeted in 2009 Budget. Any unused funds at the end of 2009 will be requested to be rolled over into the 2010 Budget.

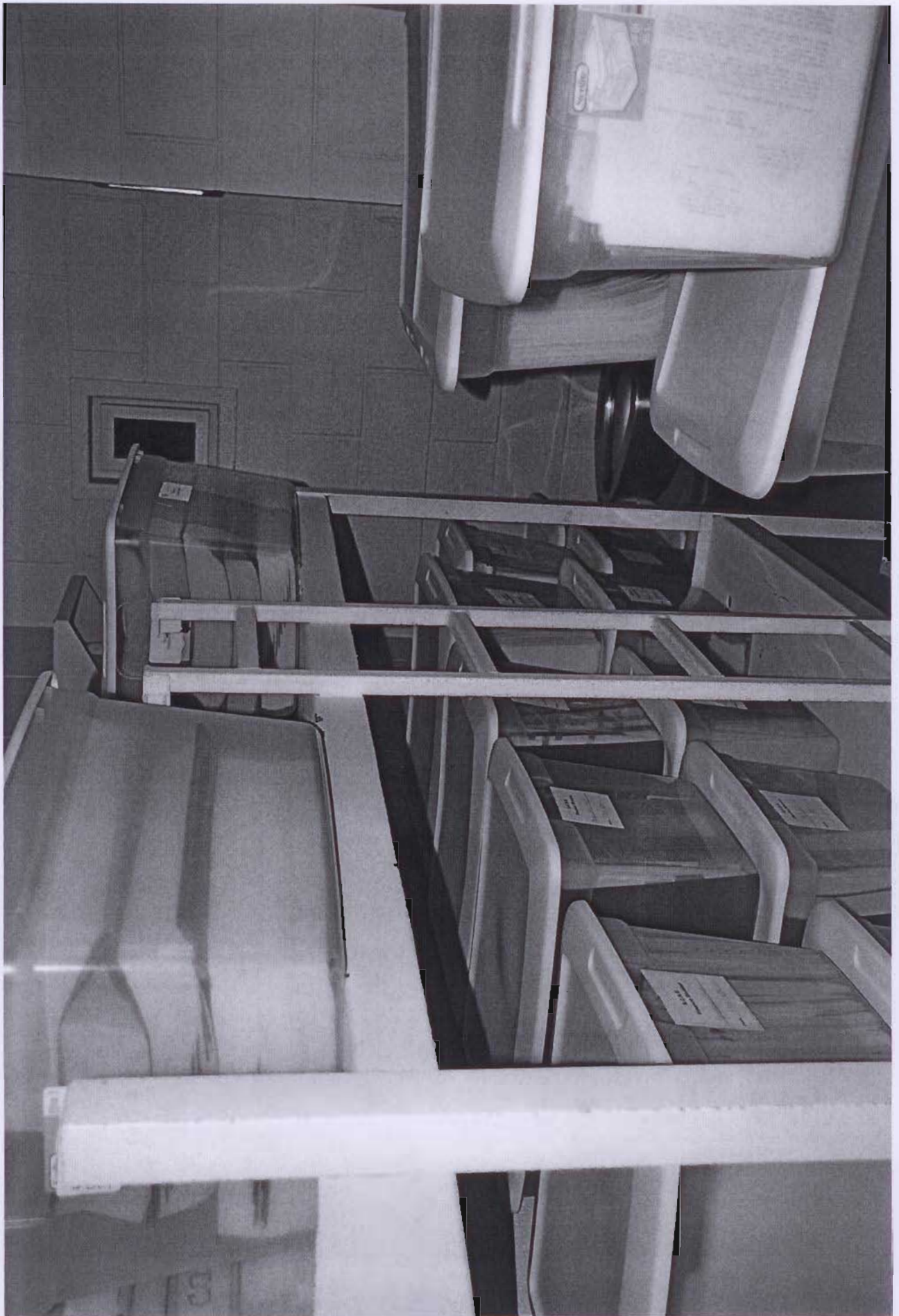
Approximately \$1,000,000.00 of this estimate would depend on if a Sprinkler System is installed throughout the entire building.













DS & FINES

Receipts

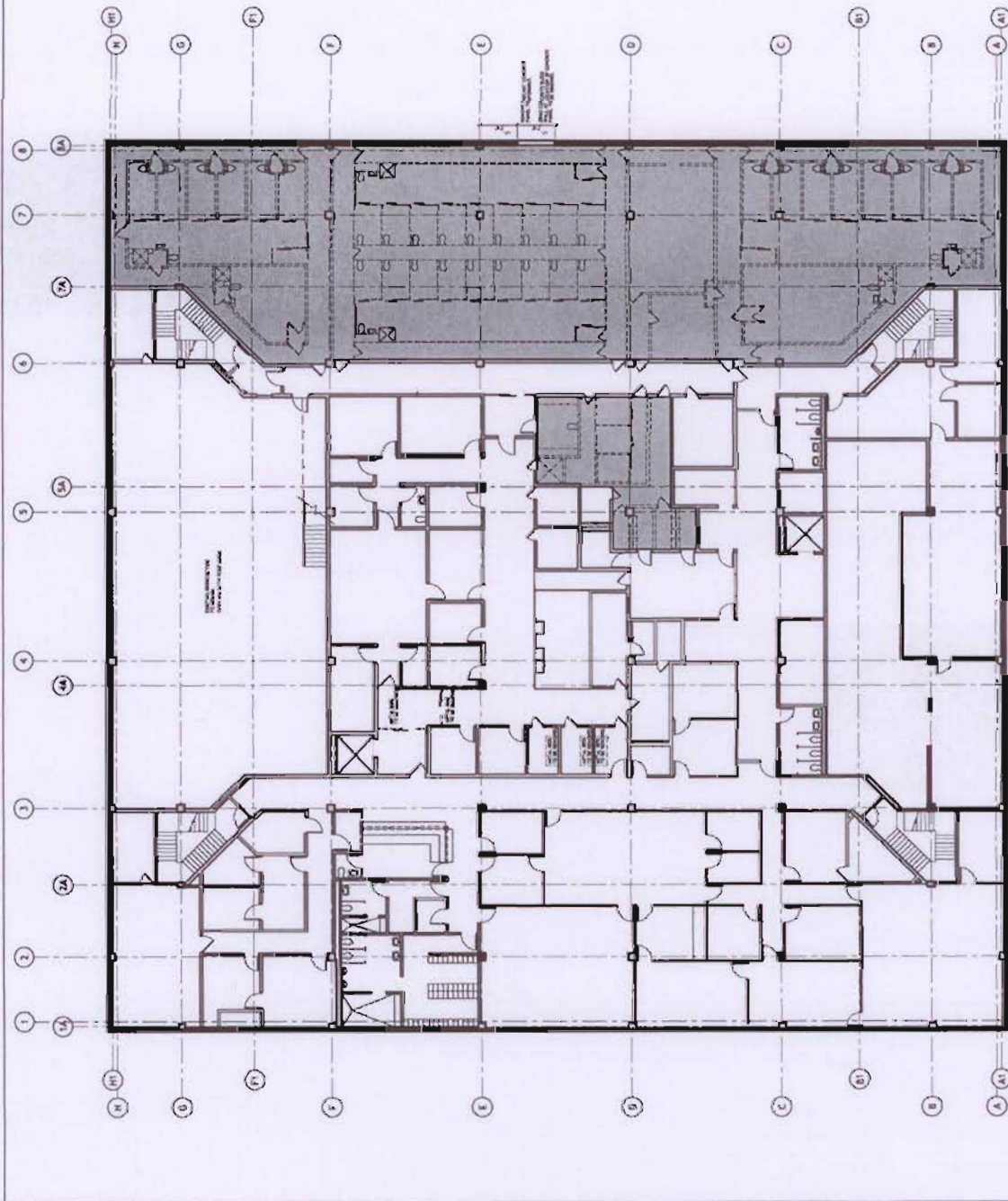
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ONDS & FINES

Receipts

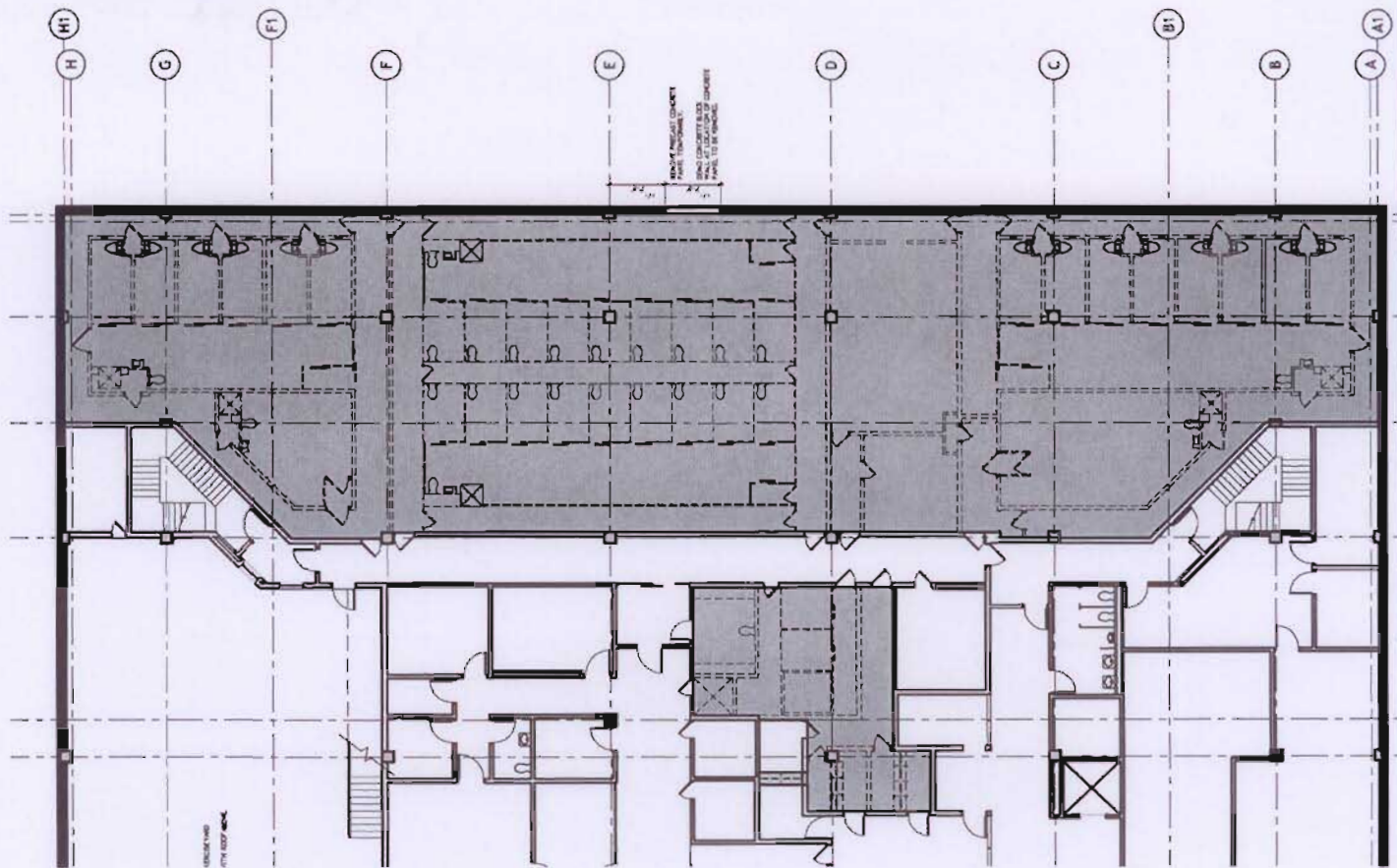
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3rd Floor Demolition Plan
St. Charles Parish Courthouse
 JULY 28, 2009 STBA# 21095-XX



REGIONAL DESIGN GROUP, LLC
 305 LAUREL STREET, SUITE 200
 NEW ORLEANS, LOUISIANA 70112
 (504) 581-1111 FAX (504) 581-1112
 www.rdg.com



LEGEND

- - - - - ITEM TO BE DEMOLISHED.
- AREA OF DEMOLITION.

GENERAL NOTES:

1. All sinks, showers, WCs and the like shown in areas to be demolished are to be removed. See Plumbing Demolition Sheet.
2. The precast concrete panel to be temporarily removed is to be reinstalled on solid backup at the end of the job.



SCALE: 1/4" = 1'-0"